

# The Estate Agents People Recommend



3 Baslow Road, Winnersh, Wokingham,  
RG41 5QX

Prices from £440,000

## COMING SOON

Wentworth Estate Agents have pleasure in offering to the market TWO NEW THREE BEDROOM SEMI DETACHED HOUSES built by Christopher Wren developments with ensuite and dressing room to master bedroom.

### External

- Driveways to be finished in Block Paving
- 2 off road parking spaces per house
- Grey Riven slabbed patios and pathways
- Quality UPVC double glazed windows
- Composite front door in grey
- Outside tap to external wall to the rear
- Gardens to be landscaped to the front
- Rear garden to be lawned
- Outside lights to the rear patio and front door

### Internal

- Feature painted 'shaker' doors with complementing part glazed doors to the reception room and kitchen
- chrome door furniture
- satin chrome light switches and sockets to the hall, landing and kitchen
- LED downlighters to hallway and kitchen
- OG Coving throughout
- BT point to living room
- High level wall mounted TV points to the reception room and Dining area
- TV points to all bedrooms
- Fitted wardrobes to the master bedroom
- Gas fired central heating with radiators



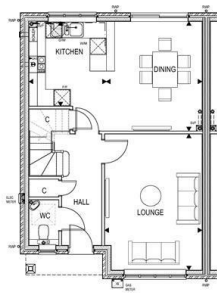
t: 0118 934 0027

e: [twyford@wentworthea.com](mailto:twyford@wentworthea.com)

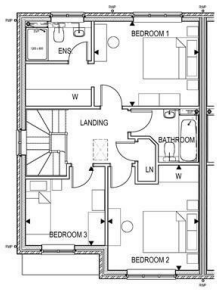
w: [wentworthea.com](http://wentworthea.com)



These Particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

**Room Sizes**

|           |               |
|-----------|---------------|
| Lounge    | 3528 x 4942mm |
| Dining    | 3467 x 3973mm |
| Kitchen   | 2910 x 3067mm |
| Bedroom 1 | 3067 x 3789mm |
| Bedroom 2 | 3289 x 3606mm |
| Bedroom 3 | 2670 x 2859mm |

**BASLOW ROAD**  
**WINNERSH, BERKSHIRE**  
**GROUND & FIRST FLOOR SALES LAYOUTS**  
 Plot: 1.50 @ A1    Date: JUNE 2020    Status: PRELIMINARY  
 Drawn: YG    Checked: JC  
 Date: JUNE 2020    File: 80000000  
 Plot: P1500/SF001    File:

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

